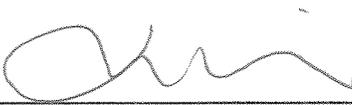


Hearing Officer Transmittal Checklist

Hearing Date 02/19/2013
Agenda Item No. 2

Project Number: R2007-01296-(5)
Case(s): Oak Tree Permit No. 200700032
Planner: Tyler Montgomery

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan
- GIS Map
- Landscaping Plans
- Oak Tree Report

Reviewed By: 



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER HEARING DATE

R2007-01296-(5) 02/19/2013

REQUESTED ENTITLEMENTS

ROAK 200700032

PROJECT SUMMARY

OWNER / APPLICANT

Herbert & Kay Hafif

MAP/EXHIBIT DATE

06/17/2010

PROJECT OVERVIEW

The applicant seeks to retroactively authorize the encroachment into the protected zone of 19 oak trees during grading activities and the construction of retaining walls on a property utilized as a ranch and event center.

LOCATION

4742 Live Oak Canyon Road, West Claremont

ACCESS

Live Oak Canyon Road to the south

ASSESSORS PARCEL NUMBER(S)

8669-013-043

SITE AREA

39.6 acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

North Claremont

LAND USE DESIGNATION

R—Non Urban; O—Open Space

ZONE

A-1-10,000; A-1-2

PROPOSED UNITS

None

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption- Minor Alterations to Land

KEY ISSUES

- Consistency with the Countywide General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.2100 (oak tree permit burden of proof requirements)
 - 22.24.110 (A-1 Zone Development Standards)

STAFF RECOMMENDATION

Approval

CASE PLANNER:

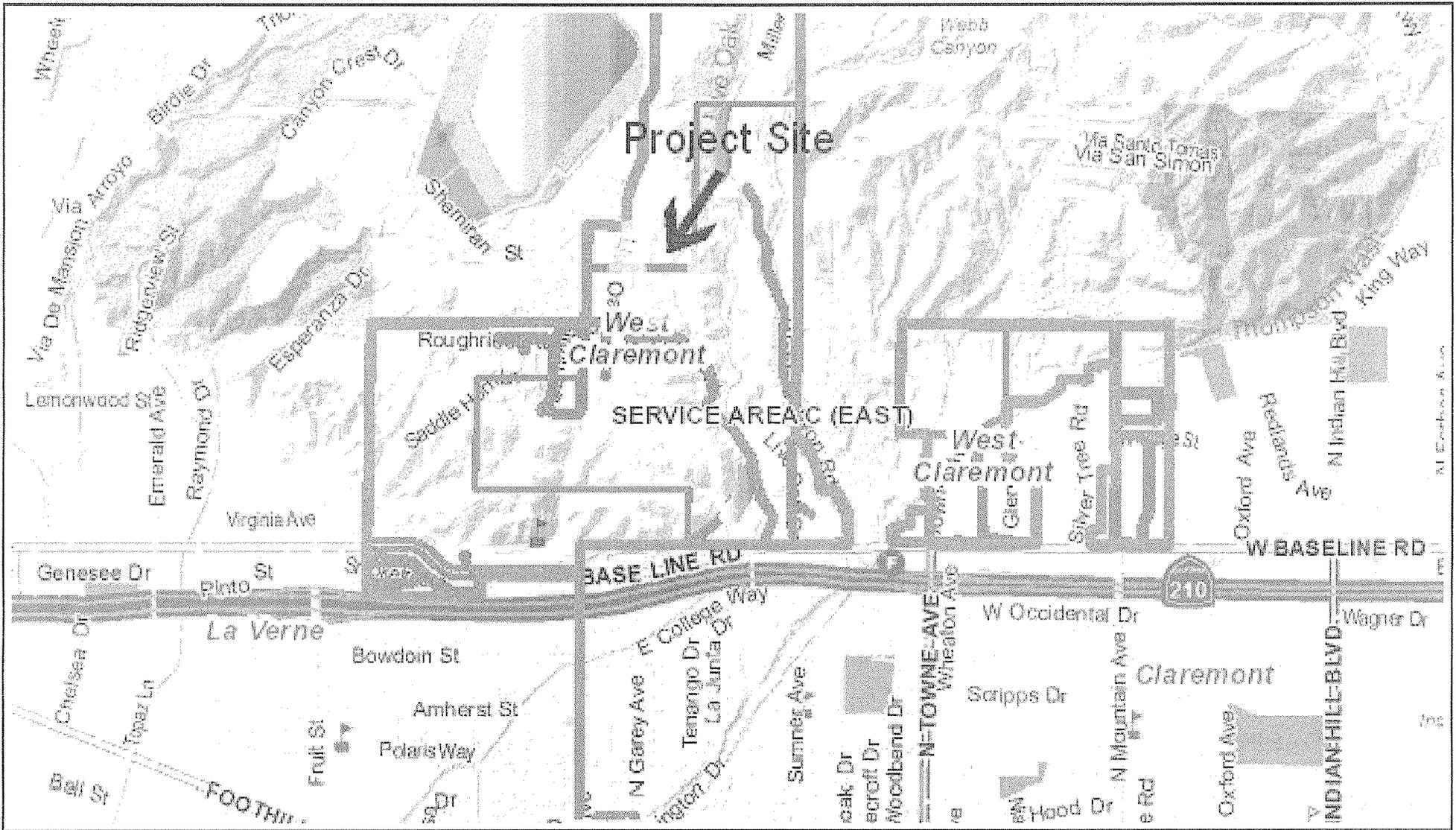
Tyler Montgomery

PHONE NUMBER:

(213) 974-6462

E-MAIL ADDRESS:

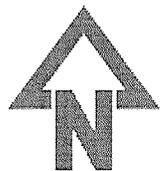
TMontgomery@planning.lacounty.gov



Location Map

Project No. R2007-01296

Printed: Feb 14, 2013



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ENTITLEMENT REQUESTED

- Oak tree permit to retroactively authorize the encroachment into the protected zone of 19 oak trees, pursuant to County Code Section 22.56.2060.

PROJECT DESCRIPTION

The applicants, Herbert and Kay Hafif, seek to retroactively authorize the encroachment into the protected zone of 19 oak trees during grading activities and the construction of retaining walls on a 39.6-acre property utilized as a ranch and event center. The property is located at 4947 Live Oak Canyon Road in the North Claremont Zoned District of unincorporated Los Angeles County.

SITE PLAN DESCRIPTIONS

The site plan depicts the existing ranch and event center, made up of several legal parcels over a large area of 39.6 acres. The site contains four single-family residences, each on its own separate parcel. It also contains several graded driveways and parking areas throughout the site, as well as storage buildings, restrooms, and a staging area on the central portion of the site. The 19 impacted oak trees are located on the southern portion of the property.

EXISTING ZONING

The subject property is located in the A-1-10,000 (Light Agricultural—10,000-square-foot Minimum Required Lot Area) and A-1-2 (Light Agricultural—2-acre Minimum Required Lot Area) zones. Surrounding properties are all zoned A-1-10,000 and A-1-2 as well.

EXISTING LAND USES

The project site is currently occupied by a ranch and event center. Surroundings properties consist of single-family residences and some vacant land.

PREVIOUS CASES/ZONING HISTORY

Prior to the consideration oak this permit at a public hearing, the applicant was required to obtain a certificate of compliance for the subject property. This was finalized and recorded with the County on September 19, 2010 (RCOC 201200201). The applicant was also required to obtain a lot line adjustment that resulted in the placement of two existing single-family residences on two separate parcels, as required by the County Code. This lot line adjustment was eventually issued on February 11, 2013 (RLLA 201100017).

There have been no other previous discretionary zoning permits issued for the project site. The ranch use is allowed by right within the A-1 zone, and past events on the site have obtained temporary use permits (“TUPs”).

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that the project be issued a Categorical Exemption (Class 4 Exemption, Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines, as the actions consisted of grading that did not remove any mature or scenic trees.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Forestry Division of the Los Angeles County Fire Department is of the opinion that the oak tree report, prepared by a certified arborist on February 28, 2010, accurately addresses the impacts to the oak resources on the site. The Forester recommends approval of the Oak Tree Permit, subject to the conditions provided in the Forester's report of April 26, 2010. The Forester also recommends that, should any oak trees die as a result of the pruning and encroachment actions, replacement oak trees be planted on a 2:1 basis, with a replacement tree that is at minimum 15 gallons, one-inch in diameter, and one foot above the base.

The Department of Public Works has reviewed the project proposal. While they are continuing to work with the applicant to correct unrelated violations on the subject property, they have cleared the oak tree permit to proceed to public hearing.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located with the "R" (Non Urban) and "O" (Open Space) land use designations of the Countywide General Plan Land Use Element. Both of these categories are primarily intended for low-intensity rural and/or recreational uses. The past grading and oak tree encroachments performed by the applicant do not conflict with such uses, and the site's existing use as a ranch and event center is consistent with this designation.

Zoning Ordinance and Development Standards Compliance

The grading and construction of retaining walls did not take place within any required setback of the A-1 Zone (County Code Section 22.24.110). Because no new structures were constructed and no new uses are proposed, no other development standards would apply to the project.

Neighborhood Impact/Land Use Compatibility

The encroachments into the protected zones of 19 oak trees are unlikely to permanently affect the health of the trees if the preservation actions recommended by the County Forester are undertaken. Public Works has also reviewed the grading actions and indicated that they are unlikely to cause extensive soil erosion. No oak trees were removed during the unpermitted grading, and no oak tree removals are proposed.

Because the unpermitted encroachments have already occurred, approving the oak tree permit with the required preservation actions as conditions of approval would be the best method to protect the health of the oak trees. Should any of the oak trees die as a

result of the encroachments, the applicant would also be required to replace them at a 2:1 ratio.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.2100 of the County Code. The applicant's Burden of Proof statements are attached. Staff is of the opinion that the applicant has met the burden of proof for the oak tree permit.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any public comments regarding these projects.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Oak Tree Permit 200700032.

SUGGESTED APPROVAL MOTIONS

I hereby close the public hearing, find that the project is categorically exempt pursuant to CEQA reporting requirements and **APPROVE** Oak Tree Permit No. 200700032 subject to the attached Findings and Conditions of Approval.

Prepared by Tyler Montgomery, Regional Planning Assistant II
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West

Attachments:

- Draft Findings
- Draft Conditions of Approval
- Forester's Letter (4/26/10)
- Applicant's Burden of Proof statements
- Oak Tree Report (2/28/10)
- GIS Map
- Site Plan

MK:TM
02/14/13

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2007-01296-(5)
OAK TREE PERMIT NO. 200700032**

1. **ENTITLEMENT REQUESTED.** Pursuant to County Code Section 22.56.2060, the applicants, Herbert and Kay Hafif, seek an oak tree permit to retroactively authorize the encroachment into the protected zone of 19 oak trees during grading activities and the construction of retaining walls.
2. **HEARING DATE.** February 19, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.**
4. **PROJECT DESCRIPTION.** The applicant seeks to retroactively authorize the encroachment into the protected zone of 19 oak trees during grading activities and the construction of retaining walls on a 39.6-acre property utilized as a ranch and event center.
5. **LOCATION.** The property is located at 4947 Live Oak Canyon Road (APN 8669-013-043) in the North Claremont Zoned District of unincorporated Los Angeles County.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the existing ranch and event center, made up of several legal parcels over a large area of 39.6 acres. The site contains four single-family residences, each on its own separate parcel. It also contains several graded driveways and parking areas throughout the site, as well as storage buildings, restrooms, and a staging area on the central portion of the site. The 19 impacted oak trees are located on the southern portion of the property.
7. **EXISTING ZONING.** The subject property is located in the A-1-10,000 (Light Agricultural—10,000-Square-Foot Minimum Required Lot Area) and A-1-2 (Light Agricultural—2-Acre Minimum Required Lot Area) zones. Surrounding properties are all zoned A-1-10,000 and A-1-2 as well.
8. **EXISTING LAND USES.** The project site is currently occupied by a ranch and event center. Surroundings properties consist of single-family residences and some vacant land.
9. **PREVIOUS CASES/ZONING HISTORY.** Prior to the consideration oak this permit at a public hearing, the applicant was required to obtain a Certificate of Compliance for the subject property. This was finalized and recorded with the County on September 19, 2010 (RCOC 201200201). The applicant was also required to obtain a lot line adjustment that resulted in the placement of two existing single-family residences on two separate parcels, as required by the

County Code. This lot line adjustment was issued on February 11, 2013 (RLLA 201100017).

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located with the "R" (Non Urban) and "O" (Open Space) land use designations of the Countywide General Plan Land Use Element. Both of these categories are primarily intended for low-intensity rural and/or recreational uses. The past grading and oak tree encroachments performed by the applicant do not conflict with such uses, and the site's existing use as a ranch and event center is consistent with this designation.
11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The grading and construction of retaining walls did not take place within any required setback of the A-1 Zone (County Code Section 22.24.110). Because no new structures were constructed and no new uses are proposed, no other development standards would apply to the project.
12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The encroachments into the protected zones of 19 oak trees are unlikely to permanently affect the health of the trees if the preservation actions recommended by the County Forester are undertaken. Public Works has also reviewed the grading actions and indicated that they are unlikely to cause extensive soil erosion. No oak trees were removed during the unpermitted grading, and no oak tree removals are proposed. Because the unpermitted encroachments have already occurred, approving the oak tree permit with the required preservation actions as conditions of approval would be the best method to protect the health of the oak trees. Should any of the oak trees die as a result of the encroachments, the applicant would also be required to replace them at a 2:1 ratio
13. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, and DRP web page posting.
14. **PUBLIC COMMENTS.** No public comments were received regarding the projects.

OAK TREE PERMIT SPECIFIC FINDINGS

15. The project is unlikely to endanger the health of the remaining trees on the project site if the measures recommended by the applicant's arborist are undertaken. The County Forester has reviewed the recommended preservation measures and concurs with them.
16. The Department of Public Works has reviewed the applicants grading and has cleared the project for a public hearing. Therefore, the grading is unlikely to result in substantial soil erosion.

17. No oak trees were removed during the unpermitted grading, and no oak tree removals are proposed. Because the unpermitted encroachments have already occurred, approving the oak tree permit with the required preservation actions as conditions of approval would be the best method to protect the health of the oak trees.
18. **ENVIRONMENTAL DETERMINATION.** The project consists of grading activities and the construction of retaining walls and does not propose the removal of any mature or scenic trees. Therefore, the projects qualify for Class 4—Minor Alterations to Land—Categorical Exemptions and are consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
19. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and
- B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That in addition to the above facts, at least one of the following findings apply:
 1. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
 2. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s), or

3. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices;

D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Categorical Exemption for these projects and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Oak Tree Permit No. 200700032 is APPROVED subject to the attached conditions.

Action Date:

MK:TM
02/14/13

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2007-01296-(5)
OAK TREE PERMIT NO. 200700032**

PROJECT DESCRIPTION

The project consists of the encroachment into the protected zone of 19 oak trees—identified as oak trees 1 through 19 on the submitted oak tree map—during grading activities and the construction of retaining walls on a property utilized as a ranch and event center, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee has filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning’s cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee’s counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code.

12. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
13. All development pursuant to this grant shall conform to the requirements of County Department of Public Works.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

15. The project sites shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by March 19, 2013.
16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

17. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated April 26, 2010 (attached hereto and incorporated herein by this reference), to the satisfaction of said Division, except as otherwise required by said Division.
18. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree that dies as a result of the encroachments.
19. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*) as the tree removed for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
20. All replacement trees shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus sp.*) as the removed tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. A layer of humus and litter from beneath the canopy of the removed tree shall also

be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.

21. When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus sp.*) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.

MK:TM
02/13/13



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

April 26, 2010

Tyler Montgomery, Regional Planning Assistant II
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Montgomery:

OAK TREE PERMIT #2007-00032, 4742 LIVE OAK CANYON ROAD, CLAREMONT

We have reviewed the "Request for Oak Tree Permit #2007-00032." The project is located at 4742 Live Oak Canyon Road in the unincorporated area of Claremont. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Cy Carlberg, the consulting arborist, dated February 28, 2010.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection and two (2) subsequent

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MAJIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENORA	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

RETROACTIVE OAK TREE PRUNING AND ENCROACHMENT:

7. This grant acknowledges the past pruning and encroachment within the protected zone of nineteen (19) trees of the Oak genus identified as Tree Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the past non-permitted encroachment.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

Tyler Montgomery, Regional Planning Assistant II

April 26, 2010

Page 4

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



MICHAEL Y. TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT: jl

Enclosure



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

0 Removal 19 Encroachment To Remain Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

See Attached

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

||

C. That in addition to the above facts, at least one of the following findings must apply:

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

||

Bernis L Simon 909-~~8~~ 576-2394
4742 Live Oak Canyon La Verne CA 91750

Burden of proof

A. There will be no danger to oak trees there is no construction work taking place on property.

B. NO Removal of oak trees

C. NO Removal of oaks - no proposed plan on property

D. NO work will be done around oak trees

EVALUATION OF GRADING AND PRUNING ADJACENT TO NATIVE
OAK TREES AT 4742 LIVE OAK CANYON ROAD IN
LA VERNE, CALIFORNIA

SUBMITTED TO

MR. HERB HAFIF
MR. BURNIS SIMON
265 WEST BONITA AVENUE
CLAREMONT, CALIFORNIA 91711

PREPARED BY

CY CARLBERG, REGISTERED CONSULTING ARBORIST
2402 CALIFORNIA AVENUE
SANTA MONICA, CALIFORNIA 90403
ASCA REGISTERED CONSULTING ARBORIST # 405
INTERNATIONAL SOCIETY OF ARBORICULTURE
CERTIFIED ARBORIST # WE 575A
(310) 453-TREE
OAKGIRL@DSLEXTREME.COM

FEBRUARY 28, 2010

Contents

Executive Summary	1
Background and Assignment	1
Observations and Discussion (2007)	2
Conclusion and Recommendations (2007)	3
Observations – Table 1 – Affected Coast Live Oak Trees	4
Conclusion and Recommendations (2010)	5
Hafif Property Overview	6
Tree Map	7
Explanation of Terms	8
Captioned Photographs	9
Certificate of Performance	15
Resume	16

C Y C A R L B E R G

REGISTERED CONSULTING ARBORIST



February 28, 2010

Los Angeles County Fire Department
Environmental Review Unit
5823 Rickenbacker Road, Room 123
Commerce, California 90040

Dear Sirs,

In April 2007 I prepared a retroactive oak tree report for construction activities performed without an Oak Tree Permit at the Hafif residence at 4742 Live Oak Canyon Drive in La Verne, California. The report was subsequently returned for better graphic accuracy of tree location. Our office made two site visits in November 2009 and re-applied aluminum numbered tags to the tree trunks and mapped the approximate locations of the trees on the only map made available to us. We hope that the enclosed map and the photographs will be sufficient for the County to complete its review.

For reference I have enclosed the initial statements from my 2007 report; the construction impacts are also listed in Table I. In summary, from our November and December 2009 visits, the trees appear healthy and sound with the exception of a few trees with debris under the driplines or adjacent to the trunks (see Conclusions and Recommendations).

The following is excerpted from my April 23, 2007 report:

EXECUTIVE SUMMARY

Soil grading and placement of wire mesh rock baskets adjacent to a number of mature coast live oaks at 4742 Live Oak Canyon Road in La Verne appears to have had a negligible effect on their future health and vitality. Small retaining walls built around oaks also appear to have done minimal harm to native oaks. Grade around tree trunks can easily be returned to its natural state (soil level). Pruning performed on some of the trees, however, has been careless but can be corrected.

BACKGROUND AND ASSIGNMENT

Mr. Herb Hafif is performing improvements to his property at 4742 Live Oak Canyon Drive in La Verne, California. Soil grading, placement of wire mesh rock baskets (gabion baskets)

and construction of low retaining walls has been done within the *Protection Zones*¹ of a number of mature coast live oak trees (*Quercus agrifolia*). The property is well over 150 acres and is in an oak woodland plant community. There are hundreds of native oaks on the property.

This work has been done throughout the past months without an Oak Tree Permit or consultation with a professional arborist. I was retained to prepare a Retroactive Oak Tree Report in accordance with guidelines set forth by the Los Angeles County Oak Tree Ordinance and to act as Mr. Hafif's arborist of record throughout the duration of the project.

This report is based on my site visits during the latter part of April, 2007, and my conversations with Mr. Hafif's gardening crew and Burnis Simon, Mr. Hafif's assistant. Photographs accompanying this report illustrate site context, branch architecture, and tree vigor. The approximate locations of the trees are shown on the attached map and are divided into areas "1" and "2."

OBSERVATIONS AND DISCUSSION

THE TREES—AREA "1"

Coast Live Oak

Quercus agrifolia

CONSTRUCTION IMPACTS

Area '1' is the western side of a steep embankment comprising a natural canyon with a streambed below. In an effort to shore this side of the canyon a number of gabion baskets were placed midway down the slope. The natural grade of the slope was minimally altered as a result of this construction, and soil collected at the base of a number of coast live oaks located on the side of the hill (see photographs of trees). Some large branches were also pruned, leaving stubs of various lengths (see photographs of trees). 12 trees were affected by grading, placement of gabion baskets, and pruning.

TRUNK DIAMETERS - see Table one

TREE HEIGHT - see Table one

TREE CANOPY SPREAD - see Table one

AGE CLASS: Mature

CONDITION (HEALTH): The subject trees, as well as other trees throughout the canyon, are in very good to excellent condition.

MITIGATION RECOMMENDATIONS:

- Remove all soil artificially placed around the trunks to reclaim natural grade, (trees #1 - 12). Remove loose bricks and pipes adjacent to trunks, (trees #2 and 3, 8, 9, 10). Remove large basket of rocks adjacent to trunk of tree #10. The crown or root "flare" is obvious on most trees and is an indication of proper grade.
- Create a small retaining wall on the uphill side of the tree to prevent soil from sloughing back against the trunks. A simple stacked native stone wall, approximately 1-2 feet high, is sufficient.

¹ The **Tree Protection Zone** is a specifically defined area within the dripline of an oak tree and extending to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater.

- Prune the stubs left by previous pruning. Cuts should be made to preserve the branch collar.

All work should be done using hand tools only. No equipment should be allowed on the slope or in the canyon.

THE TREES—AREA “2”

Coast Live Oak

Quercus agrifolia

CONSTRUCTION IMPACTS

This location is the eastern side of the same canyon defined in Area “1.” The site grading and placement of gabion baskets were *not* performed in this area. Retaining walls created years ago surround approximately seven coast live oaks. It appears that the grade around the trunk bases was raised (see photographs).

TRUNK DIAMETERS - see Table one

TREE HEIGHT - see Table one

TREE CANOPY SPREAD - see Table one

AGE CLASS: Mature

CONDITION (HEALTH): The subject trees, as well as other trees throughout the canyon, are in very good to excellent condition.

MITIGATION RECOMMENDATIONS:

- Remove all soil artificially placed around the trunks to reclaim natural grade, (trees #13 - 19. Remove loose boulders and large dead branches adjacent to trunks, (trees #17 and 18). The crown or root “flare” is obvious on most trees and is an indication of proper grade.

All work should be done using hand tools only. No equipment should be allowed on the slope or in the canyon.

CONCLUSION AND RECOMMENDATIONS

In my professional opinion the project may proceed if the following conditions are met:

- **Grade** surrounding all trees artificially altered by grading is returned to its natural level. Mr. Hafif’s gardening staff is currently mitigating these problems under my direction.
- **Pruning** of stubs left previously is undertaken by a qualified professional. No additional pruning is required.
Note: As a rule, no more than 10% of live foliage should be removed at any one time from a native oak. Pruning should take place in a tree’s most dormant months of July-September. Damaged, dead, or heavy branches may be removed or lightened at any time. “Topping” should never be permitted.
- No further work is done within *Tree Protection Zones* of any native oak without consultation with a professional arborist. Any further work should comply with the Los Angeles County Oak Tree Ordinance and be formally governed by the Oak Tree Permit process through the County of Los Angeles Department of Regional Planning.

- The attached **Arborist of Record Agreement** is signed and adhered to.

OBSERVATIONS
TABLE 1 – AFFECTED COAST LIVE OAK TREES

TREE #	COMMON NAME	BOTANICAL NAME	DBH ²	HEIGHT IN FEET	CANOPY SPREAD	HEALTH *	STRUCTURE *	ENCROACHMENT DETAILS AND ACTIONS
1	Coast Live Oak	<i>Quercus agrifolia</i>	15 inches @ 3'	25'	35' diameter	Good	Good	Retaining wall constructed under dripline; no action necessary
2	Coast Live Oak	<i>Quercus agrifolia</i>	11 & 12.5 inches	35'	25' diameter	Good	Good	Retaining wall constructed under dripline; remove pipe pieces & debris.
3	Coast Live Oak	<i>Quercus agrifolia</i>	4, 8.5 & 9.5 inches	30'	20' diameter	Good	Good	Retaining wall constructed under dripline; remove bricks & debris.
4	Coast Live Oak	<i>Quercus agrifolia</i>	14 inches	25'	25' diameter	Good	Good	Retaining wall constructed under dripline; no action necessary.
5	Coast Live Oak	<i>Quercus agrifolia</i>	13.5 & 25 inches	50'	40' diameter	Good	Good	Retaining wall constructed under dripline; no action necessary.
6	Coast Live Oak	<i>Quercus agrifolia</i>	21 inches	30'	25' diameter	Good	Good	Retaining wall constructed under dripline; no action necessary.
7	Coast Live Oak	<i>Quercus agrifolia</i>	15 inches	25'	18' diameter	Good	Good	Retaining wall constructed under dripline; no action necessary.
8	Coast Live Oak	<i>Quercus agrifolia</i>	15.5 inches	25'	25' diameter	Good	Good	Eroding soil adjacent to trunk; remove loose soil & rocks.
9	Coast Live Oak	<i>Quercus agrifolia</i>	13.5 & 15 inches	35'	25' diameter	Good	Good	Eroding soil, loose rocks and debris adjacent to trunk; remove loose soil, rocks, & debris.
10	Coast Live Oak	<i>Quercus agrifolia</i>	18.5 inches	30'	20' diameter	Good	Good	Abandoned gabion basket of rocks adjacent to trunk; remove

² **Dbh** – a forestry term used to describe trunk diameter measured at 4.5 feet above natural grade. Typically used as a representation of tree size.

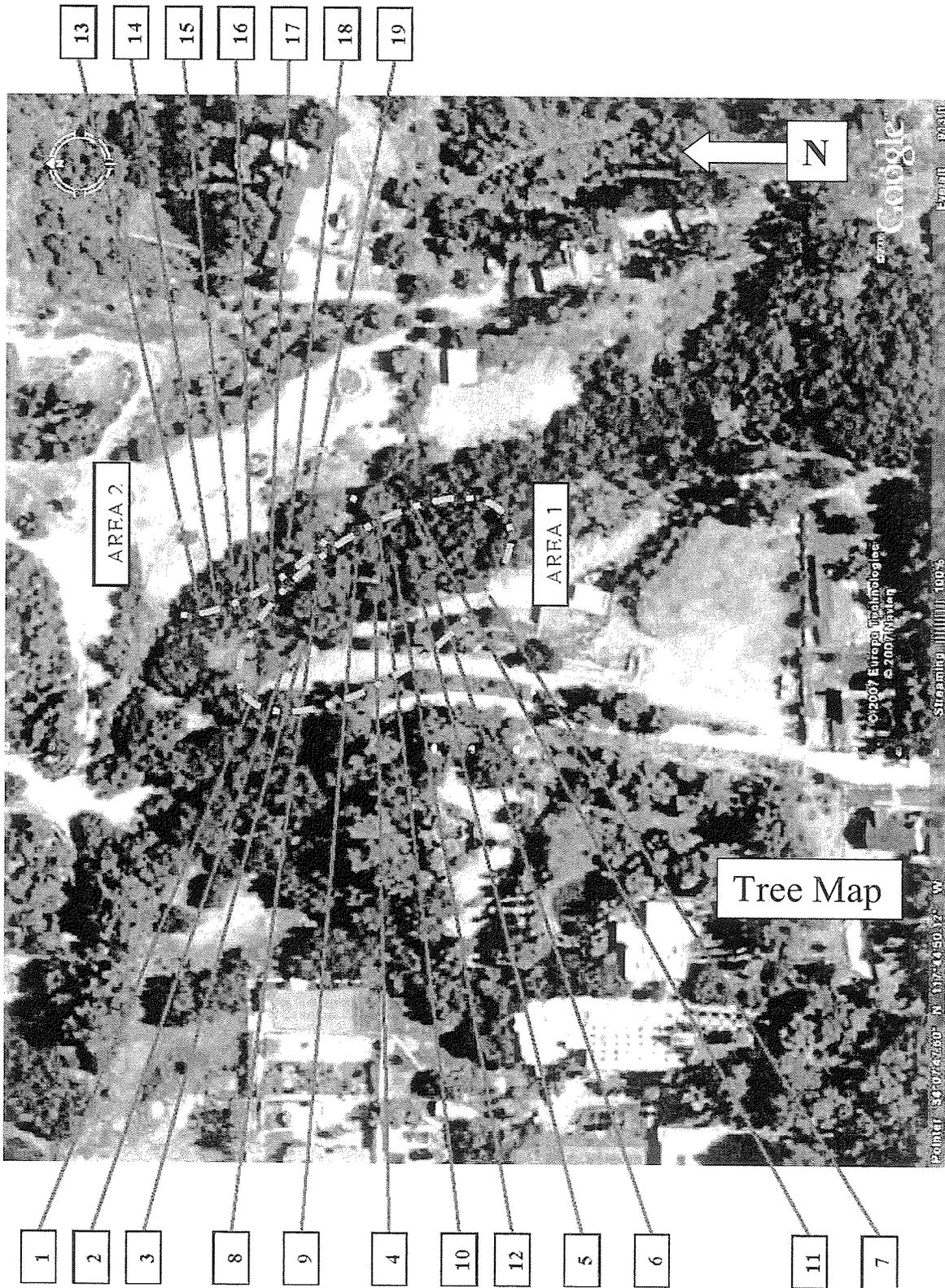
								basket and rocks
11	Coast Live Oak	<i>Quercus agrifolia</i>	8 & 15 inches	30'	40' diameter	Fair to Good	Fair to Good	Retaining wall constructed under dripline; no action necessary.
12	Coast Live Oak	<i>Quercus agrifolia</i>	22 & 22 inches	40'	50' diameter	Good	Good	Retaining wall constructed under dripline; no action necessary.
13	Coast Live Oak	<i>Quercus agrifolia</i>	21 inches @ 3'	40'	50' diameter	Good	Good	Retaining wall constructed under dripline; no action necessary.
14	Coast Live Oak	<i>Quercus agrifolia</i>	16 inches	40'	40' diameter	Good	Good	Retaining wall constructed under dripline; no action necessary.
15	Coast Live Oak	<i>Quercus agrifolia</i>	10 inches	25'	20' diameter	Good	Good	Retaining wall constructed under dripline; no action necessary.
16	Coast Live Oak	<i>Quercus agrifolia</i>	26 inches	50'	60' diameter	Good	Good	Heavy ivy growth, dead branches and loose rocks adjacent to trunk; remove ivy (10' radius from trunk), rocks, & debris.
17	Coast Live Oak	<i>Quercus agrifolia</i>	16 inches	30'	20' diameter	Good	Good	Loose rocks & debris adjacent to trunk; remove loose rocks & debris.
18	Coast Live Oak	<i>Quercus agrifolia</i>	16 inches	25'	18' diameter	Good	Good	Loose rocks & debris adjacent to trunk; remove loose rocks & debris.
19	Coast Live Oak	<i>Quercus agrifolia</i>	18 inches	25'	20' diameter	Good	Good	No action necessary.

* *Note*: Please refer to the Explanation of Terms on page 9 for elaboration of these terms.

CONCLUSION AND RECOMMENDATIONS

Since our initial site visit in early 2007, there have been little or no changes to the overall health and structure of the native oak trees identified in this report. Table 1 (page 4) identifies encroachments of eroding soil and various kinds of debris. The column 'Encroachment Details and Actions' identifies our recommendations for trees # 2, 3, 8-10, 16-18 to alleviate eroding soil, debris, or invasive plant growth.





CY CARLBERG, REGISTERED CONSULTING ARBORIST

FEBRUARY 28, 2010

EXPLANATION OF TERMS

Physiological Condition

Very Good—Healthy crown with normal shoot growth during current season—good leaf color. Condition is very good—no decline noted.

Good—Shoot growth is less than reasonably expected. Leaf color is less than optimal. Still healthy, with moderately diminished vigor. Good condition—no significant decline noted.

Fair—Significant small deadwood in outer crown areas; decreased shoot growth and diminished leaf color and mass. Tree may be in early decline.

Poor or Very Poor—Significant dieback of wood in crown, possibly accompanied by epicormic sprouting. Tree may well be in decline.

Dead—Dead or in spiral of decline.

Structure

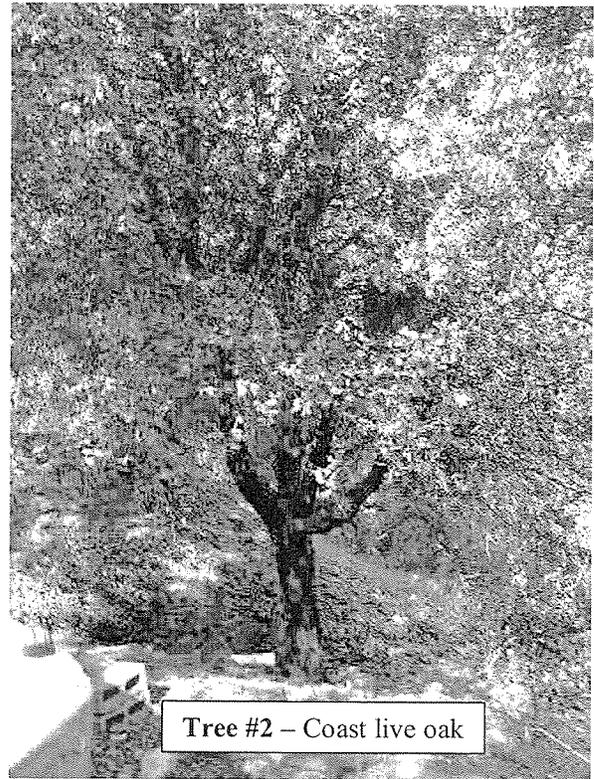
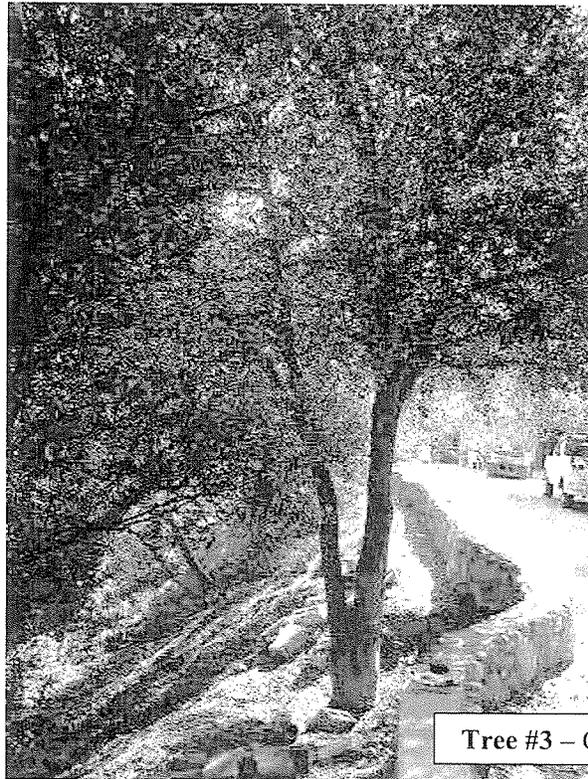
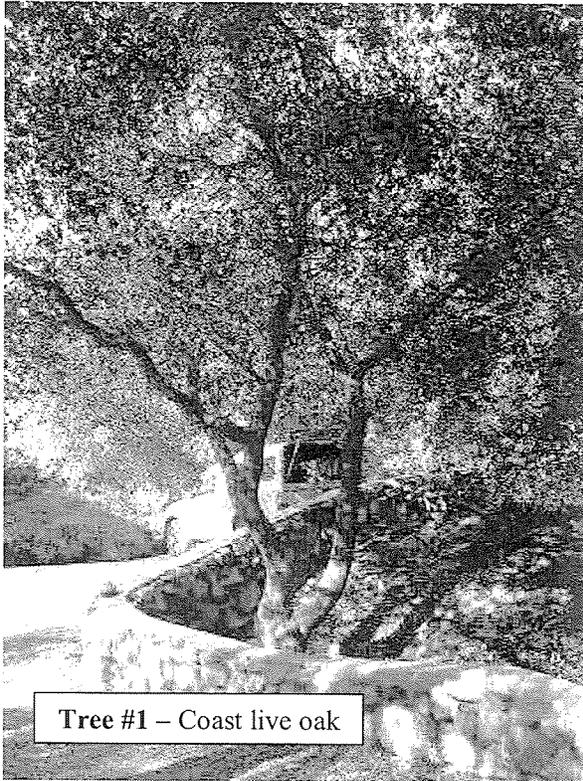
Very Good—Full or partial failure is apparently unlikely.

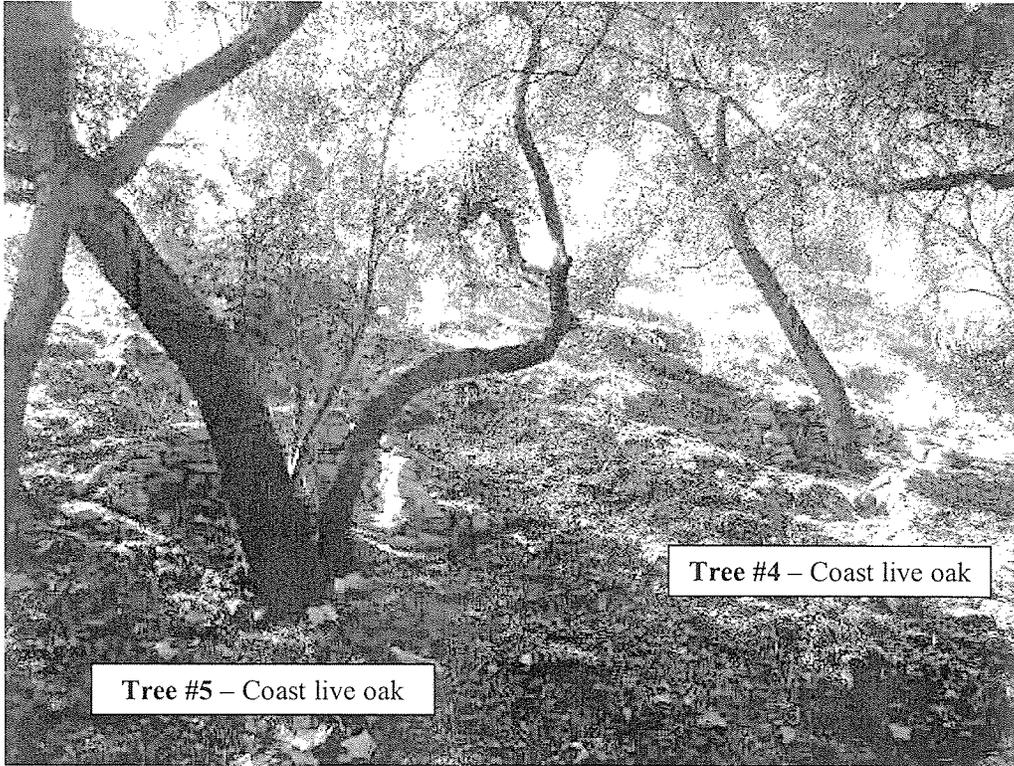
Good—Risk of full or partial failure is slightly elevated but is still apparently unlikely.

Fair—Risk of full or partial failure appears to be only moderately elevated, and no preventive or corrective action is necessarily indicated at this time.

Poor—Risk of full or partial failure appears to be moderately elevated, and tree should be scheduled for preventive or corrective action.

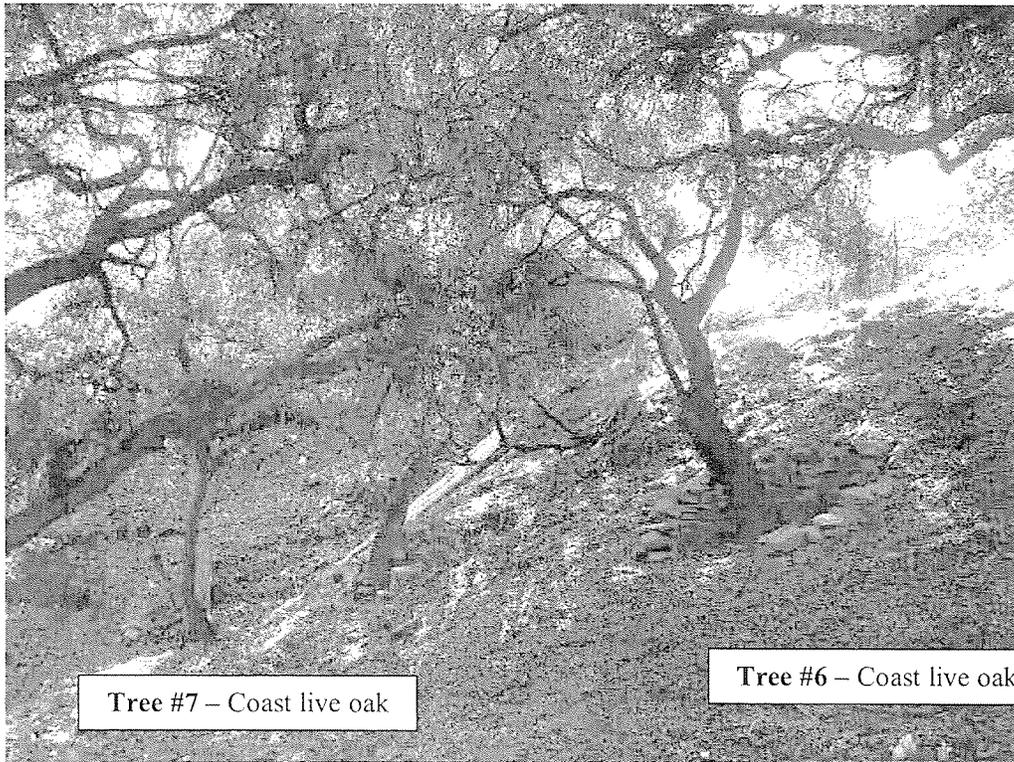
Very Poor—Risk of full or partial failure appears to be greatly elevated, and tree should be scheduled for corrective intervention or removal.





Tree #5 – Coast live oak

Tree #4 – Coast live oak

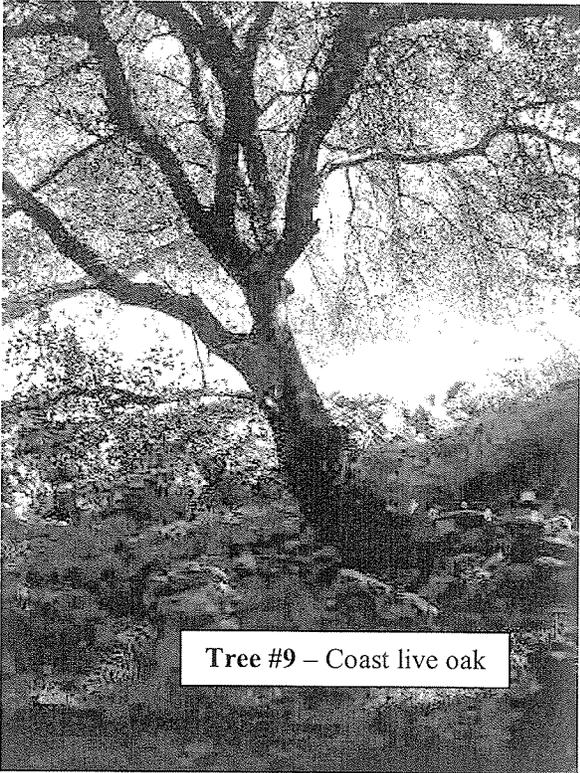


Tree #7 – Coast live oak

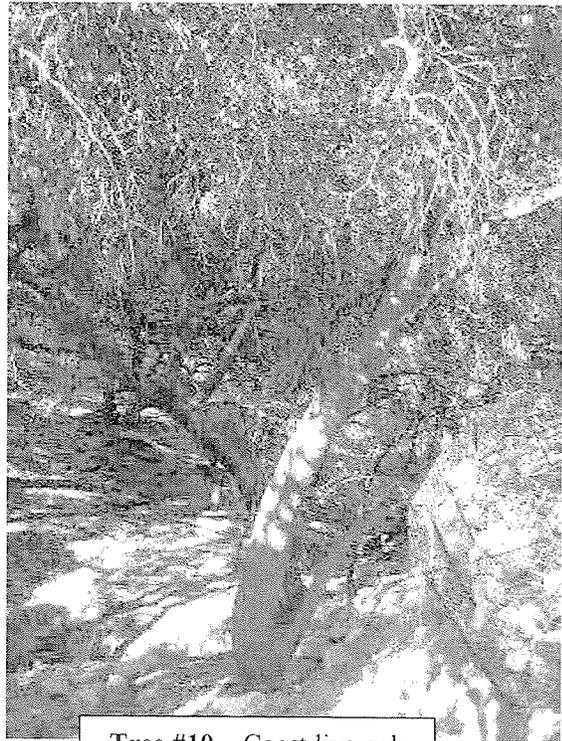
Tree #6 – Coast live oak



Tree #8 – Coast live oak



Tree #9 – Coast live oak



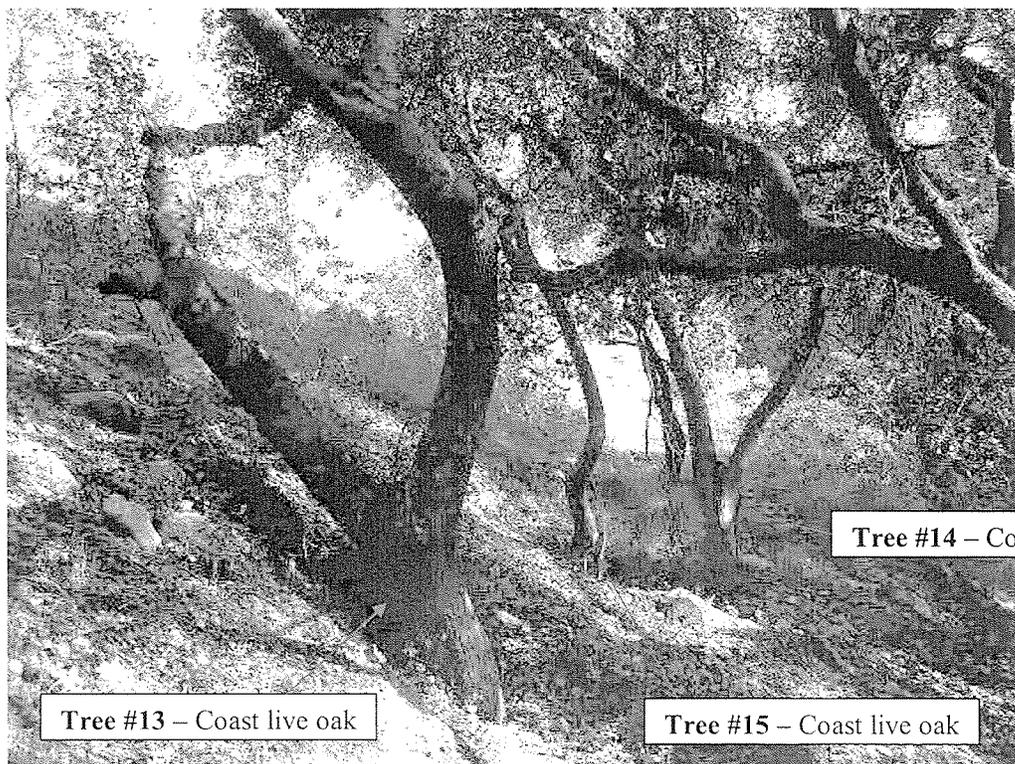
Tree #10 – Coast live oak



Tree #11 – Coast live oak



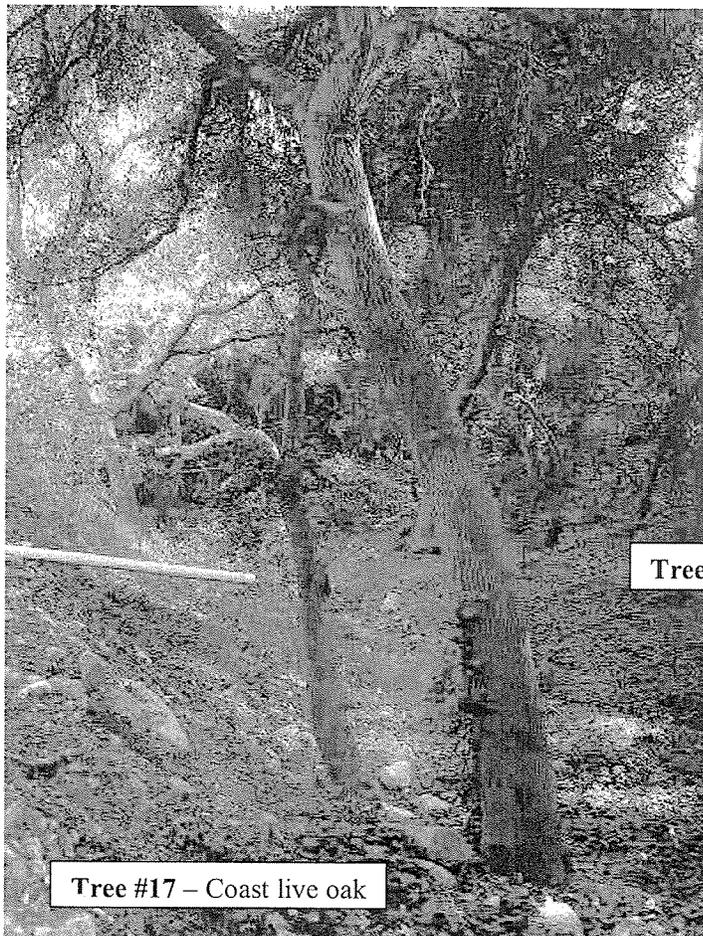
Tree #12 – Coast live oak



Tree #13 – Coast live oak

Tree #14 – Coast live oak

Tree #15 – Coast live oak

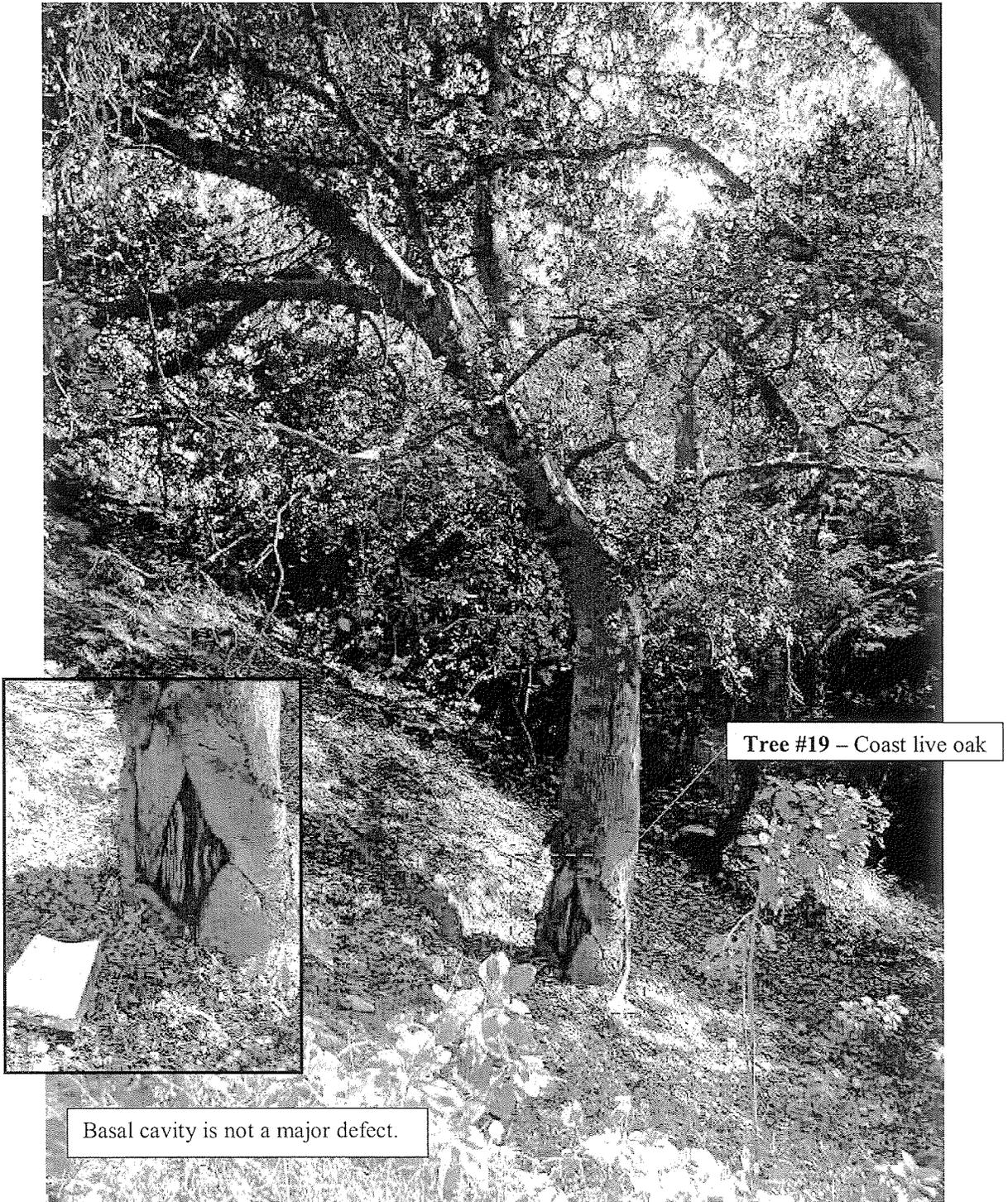


Tree #17 – Coast live oak

Tree #16 – Coast live oak



Tree #18 – Coast live oak

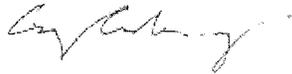


CERTIFICATION OF PERFORMANCE

I, Cy Carlberg, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a member of the American Society of Consulting Arborists, and that I acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over twenty-five years.

Signed: 

Date: _____ February 28, 2010 _____

CY CARLBERG

387 North Baldwin Avenue, Sierra Madre, California 91024
 (626) 355-0271 (P) ■ (626) 355-0284 (F)
 oakgirl@dslextreme.com

Education B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985
 Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists,
 Chicago, Illinois, February 2002

Experience Consulting Arborist, 1998-present
 Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998
 Director of Grounds, Scripps College, Claremont, 1988-1992

Certificates Certified Arborist (#WE-575A), International Society of Arboriculture, 1990
 Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002
 Certified Urban Forester, California Urban Forests Council, 2004

Areas of Expertise

Ms. Carlberg is accomplished in Geographic Information Systems (GIS) mapping and Microsoft Access database customization. She is experienced in the following areas of tree management and preservation:

- Tree inventory and risk assessment
- Evaluation of trees for preservation
- Tree protection on construction sites
- Pest and disease identification
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications

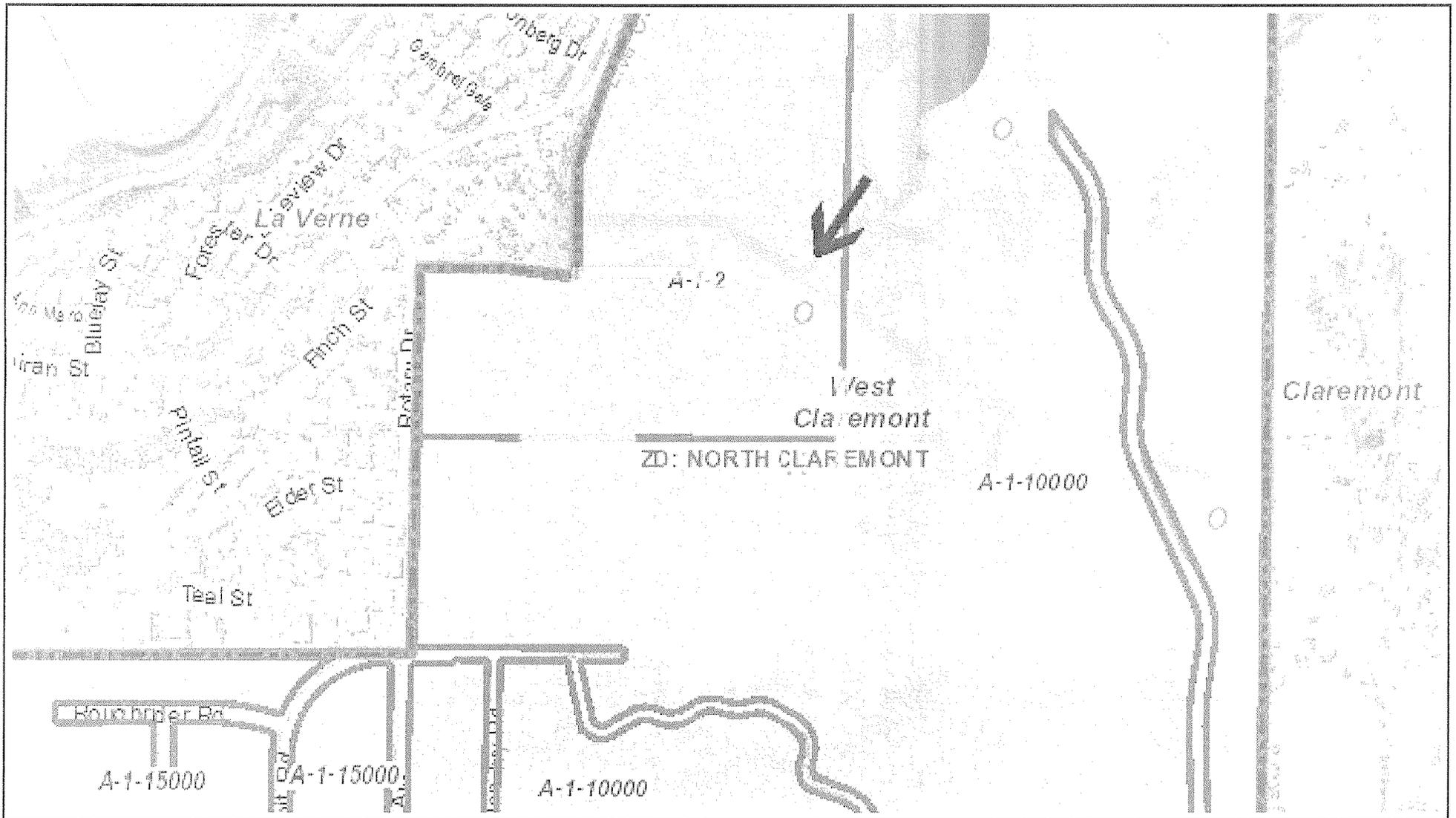
Previous Consulting Experience

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has twenty-five years of experience in arboriculture and horticulture, and has performed tree health evaluation and risk assessment for government agencies, cities, school districts, and colleges. Representative clients include:

- The Los Angeles Zoo
- The City of Beverly Hills
- The Walt Disney Concert Hall Gardens
- The City of Claremont
- The City of Pasadena
- Occidental College, Los Angeles
- Pitzer College, Claremont
- Scripps College, Claremont
- Claremont McKenna College
- Pomona College, Claremont
- Harvey Mudd College, Claremont
- The Claremont Unified School District
- The Los Angeles Department of Water and Power
- The Long Beach Unified School District (over 20,000 trees)

Ms. Carlberg serves with the following national, state, and community professional organizations:

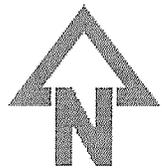
- California Urban Forest Council, Board Member, 1995-present
- Tree Advisory Commission, City of Sierra Madre, 1999-2003
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005



GIS Map

Project No. R2007-01296

Printed: Feb 14, 2013



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